



**STATE OF DELAWARE  
Architectural Accessibility Board  
540 S. DuPont Highway, Suite 1  
Dover, Delaware 19901**

**MINUTES**

**I. CALL TO ORDER**

The November 18, 2019, meeting of the State of Delaware's Architectural Accessibility Board was called to order by Chairman Chand Toms. In addition to Mr. Toms, the following board members participated in the meeting, either by email (**E**) or their actual presence (**P**): Martin Markiewitz (P), Scott Ward (P), John Nanni (P), Steve Tull (P) and Chandra Nilekani(P).

**II. APPROVAL OF PREVIOUS MINUTES**

The vote was to approve the minutes of the Board's previous meeting, held on October 10, 2019 and the minutes were recorded.

**III. DISCUSSION OF AGENDA**

The Administrator added one additional case (19143) and one re-issued approval letter (14095) to the Agenda.

**IV. CHIEF ADMINISTRATOR'S UPDATE**

Eight (8) "No Impact" cases were approved.

**V. SUBMISSIONS REVIEW COMMITTEE REPORT**

The Submissions Review Committee of the Architectural Accessibility Board met on November 13, 2019. The following ten (10) submittals were reviewed by the Committee and the comments were forwarded to the full Board for their review. The Board's comments and actions on this case are attached as part of these minutes.

**VI. OLD BUSINESS**

None

**VII. NEW BUSINESS**

The Board discussed if the approvals given had an expiration date. Currently there is no language requiring projects to be completed within a certain amount of time. The Chairman, Chad Toms, will review the current wording for the letters issued by the AAB in order to add text on time limitations and/or revisions to project scopes.

**VIII. SCHEDULE OF NEXT MEETING**

The next meeting of the Architectural Accessibility Board was tentatively scheduled for Thursday, December 12, 2019 at 1:30 PM. The location will be the State Fire Service Center in New Castle.

**IX. ADJOURNMENT**

With nothing further to review or discuss, the meeting was adjourned.

Respectfully submitted,

Jennifer Lieber, Chief Administrator, AAB

JLL

**SUBMISSION NUMBER** 19127

**OWNER** DNREC

**PROJECT** Marshall Steam Museum Phase 1 Renovations  
Yorklyn

**DESIGNED BY** DNREC

**CONTACT PERSON** Kevin Rychlicki

**PREVIOUS ACTION** None

**COMMENTS** This project is for the renovation of the existing Steam Museum. Site improvements will widen the roadway and provide a walkway to the new restroom area. The interior renovations will provide a new restroom and lobby area, a new main entrance and a retail space. The project has the following deficiencies:

1. The accessible stalls do not provide the new required 67" turning radius. There is no hardship to prevent the expansion of the stalls.
2. The urinal does not have the required 36" clear approach.
3. An automatic opener is required at the main entrance.

**RECOMMENDATION** Approve upon receipt of corrections  
(Approved)

**SUBMISSION NUMBER** 19128

**OWNER** OMB

**PROJECT** Wilmington DMV Site Renovations  
Wilmington

**DESIGNED BY** Becker Morgan

**CONTACT PERSON** Bryan Hutchison

**PREVIOUS ACTION** None

**COMMENTS** This project is for renovations of the paving, curbs, sidewalks, ramp, stairs and signage. Limited interior renovations to accommodate new automatic sliding doors are also included. The project has the following deficiencies:

1. No slope is designated on the new ramp.
2. The ramp is 31'-6" long. A maximum run of 30' is allowed.
3. The top landing appears to be sloped greater than 2%.  
No slope is noted.

**RECOMMENDATION** Corrections have been provided.  
Approved

**SUBMISSION NUMBER** 19132

**OWNER** DHSS

**PROJECT** Quaker Arts Apartments – Buildings 708, 801, 816 and 822  
Wilmington

**DESIGNED BY** Architectural Alliance

**CONTACT PERSON** Christopher Moseder

**PREVIOUS ACTION** None

**COMMENTS** This project is for renovation of a four building scattered site complex. 708, 816 and 822 are existing 3-story apartments buildings and 801 is an existing 2-story office building with an accessible basement. 801 will have a third floor added. The project has the following deficiencies:

1. There are no sinks provided in the accessible stalls of the Community Room restrooms.
2. There are no details provided for the exterior ramp and stairs at building 801.
3. There are no details provided for the exterior ramp at building 708.
4. None of the accessible kitchens have the required amount of storage within reach range.
5. Verify a designated area of refuge in stair 102 in Building 801.
6. Verify the elevator specifications in building 801.

**RECOMMENDATION** Disapproved

**SUBMISSION NUMBER** 19133

**OWNER** Christiana School District

**PROJECT** Bayard School Drinking Fountain Replacements  
Wilmington

**DESIGNED BY** Fearn-Clendaniel Architects

**CONTACT PERSON** George Wilford

**PREVIOUS ACTION** None

**COMMENTS** This project is for the replacement of existing non-compliant drinking fountains with compliant hi/lo units. The project is compliant and there are no POT requirements.

**RECOMMENDATION** Approved

**SUBMISSION NUMBER** 19134

**OWNER** DNREC

**PROJECT** Big Chill Ramp Addition  
South Indian River Outlet

**DESIGNED BY** Brandywine Design Guild

**CONTACT PERSON** Joe Zebleckes

**PREVIOUS ACTION** None

**COMMENTS** This project is for the addition of a ramp from the existing second level to the third level of the Big Chill. This will provide an accessible route to the third level that has previously be accessed only by stairs and an elevator.

**RECOMMENDATION** Approved

**SUBMISSION NUMBER** 19135

**OWNER** OMB

**PROJECT** Office Fit-Out 252 Chapman Road  
Newark

**DESIGNED BY** Capano Management

**CONTACT PERSON** Dana Chant, OMB

**PREVIOUS ACTION** None

**COMMENTS** This project is for the fit out of an exiting space with offices, conference rooms and computer lab. The suite is located on the second floor and the restrooms are in the common area of the lobby on this level. There is a Men's and Women's restroom and a unisex restroom provided. The gang toilet rooms are not compliant. The provided unisex restroom is compliant with the following deficiencies:

1. The grab bars are mounted greater than 36" above the floor.
2. The side mounted grab bar is not mounted to extend 54" from the rear wall.
3. There is no vertical grab bar provided.
4. The paper towel dispenser is mounted at 50" above the floor.
5. Signage needs to be provided at the Women's restroom directing people to the accessible unisex room. The accessible unisex room is located adjacent to the Men's restroom.

The existing main stairway in the lobby area has the following deficiencies:

1. The railings have a 3" diameter.
2. The existing railings are mounted at 31" above the nosing.
3. The egress door to the stairway has 28 ¾" clear width.
4. There is no Area of Refuge provided.

**RECOMMENDATION** Disapproved



**SUBMISSION NUMBER** 19136

**OWNER** OMB

**PROJECT** Office Fit-Out Shipyard Center  
Wilmington

**DESIGNED BY** OMB

**CONTACT PERSON** Dana Chant, OMB

**PREVIOUS ACTION** None

**COMMENTS** This project is for the fit-out of an existing office space. There is an existing unisex restroom which is too small to be compliant. A new unisex restroom will be provided adjacent to the existing that meets the new ANSI requirements. Signage will be provided to designate it as an accessible restroom.

**RECOMMENDATION** Approved

**SUBMISSION NUMBER** 19137

**OWNER** OMB

**PROJECT** Enterprise Plaza Suite 102 Fit-out  
Magnolia

**DESIGNED BY** Enterprise Plaza LLC

**CONTACT PERSON** Dana Chant, OMB

**PREVIOUS ACTION** None

**COMMENTS** This project is for the fit-out of an existing office space. The area will include offices and conference rooms. There are two existing unisex restrooms adjacent to the gang toilet rooms that are complaint. There is no detail provided for the front service/ reception desk. Details have been requested and received.

**RECOMMENDATION** Approved

**SUBMISSION NUMBER** 19140

**OWNER** Christiana School District

**PROJECT** Stubbs Adult Services Area  
Wilmington

**DESIGNED BY** Fearn-Clendaniel Architects

**CONTACT PERSON** George Wilford

**PREVIOUS ACTION** None

**COMMENTS** This project is for the construction of a new secure entrance, a new accessible route to the second floor and the renovation of the bathrooms on the second floor. There are no enlarged restroom plans provided showing dimensions, clearances or accessible features.

**RECOMMENDATION** Disapproved

**SUBMISSION NUMBER** 19141

**OWNER** Christiana School District

**PROJECT** Stubbs School  
Wilmington

**DESIGNED BY** Fearn-Clendaniel Architects

**CONTACT PERSON** George Wilford

**PREVIOUS ACTION** None

**COMMENTS** This project is for the renovations of the staff and public toilets on the first and second floors. There are no enlarged restroom plans provided showing dimensions, clearances or accessible features.

**RECOMMENDATION** Disapproved

**SUBMISSION NUMBER** 19143

**OWNER** OMB

**PROJECT** Northeast Treatment Center – Bathroom Renovations  
Wilmington

**DESIGNED BY** DEDC/Studio JAED

**CONTACT PERSON** David Barton

**PREVIOUS ACTION** None

**COMMENTS** This project is for the renovations to all existing bathrooms in the Treatment center. The restrooms will receive new fixtures and finishes. All spaces are compliant. There are no POT requirements.

**RECOMMENDATION** Approved